

Item #BV2008-09

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

SUBJECT: 962 Canary Lake Court – Eulalee Bryan-Henry, applicant; Request for a rear yard setback variance from 30 feet to 21.92 feet for a screen room in R-1A (Single Family Dwelling District).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Kathy Fall CONTACT: Kathy Fall EXT. 7433

Agenda Date 3/24/08 Regular  Consent  Public Hearing – 6:00

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 30 feet to 21.92 feet for a screen room in R-1A (Single Family Dwelling District); or
2. **Approve** the request for a rear yard setback variance from 30 feet to 21.92 feet for a screen room in R-1A (Single Family Dwelling District); or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Eulalee Bryan-Henry Location: 962 Canary Lake Court Zoning: R-1A Subdivision: Westlake Colony
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a screen room on top of an existing concrete slab that encroaches 8.08 feet into the 30-foot rear yard setback.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <li>• There is no record of prior variances for this property.</li> </ul>
<b>STAFF FINDINGS</b>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that: <ul style="list-style-type: none"> <li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands,</li> </ul>

	<p>structures or building in the same zoning district.</p> <ul style="list-style-type: none"><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<p><b>STAFF RECOMMENDATION</b></p>	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the proposed screen room as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.</li></ul>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- Staff Report
- Application
- Applicant statement of request
- Proposed Site Plan
- Location map
- Property Appraiser data sheet
- PUD Commitment Card, *if applicable*

**Support information:**

- Proposed elevation drawings, renderings, floor plans, etc
- Aerials, *if warranted*
- Plat, *if warranted*
- Code Enforcement information
- Building Permit information
- Correspondence
- Authorization letter
- Applicant Authorization Form
- Supporting documentation
- Letters of support
- HOA approval letter
- Pictures provided by applicant
- Other miscellaneous documents
  
- Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV 2008-09  
Meeting Date 3-24-08



**VARIANCE APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

**COPY**

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Eulakee BRYAN-HENRY  
Address: 962 CANARY LK CT City: Sanford Zip code: 32773  
Project Address: 962 CANARY LK CT City: Sanford Zip code: 32773  
Contact number(s): 407 330 4206  
Email address: \_\_\_\_\_

Is the property available for inspection without an appointment?  Yes  No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe: <u>Patio to be enclosed. Concrete slab in plg already</u>
<input checked="" type="checkbox"/> Addition	Please describe: <u>Height not to exceed 10ft</u>
<input checked="" type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input checked="" type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED JAN 28 2008

What type of variance is this request?			
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>30ft.</u>	Proposed setback: <u>21.92'</u>
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:
<input type="checkbox"/> Fence height	Required height:		Proposed height:
<input type="checkbox"/> Building height	Required height:		Proposed height:
Use below for additional yard setback variance requests:			
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:
<input type="checkbox"/> Total number of variances requested <u>1</u>			

APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: Eulakee B. Henry

**FOR OFFICE USE ONLY**

Date Submitted: 01-28-08 Reviewed By: P. Johnson  
 Tax parcel number: 13-20-30-500-0000-003A Zoning/FLU R-1A  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  
 Platted Lot (check easements as shown on lots, in notes or in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

<p><i>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</i></p>	
	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets <u>Canary Lake Court</u>
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<input type="checkbox"/> Building height <u>Roof of slab to be not more than 10 ft high</u>
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CPA, ASA  <b>PROPERTY APPRAISER</b>          SEMINOLE COUNTY, FL.          1101 E. FIRST ST          SANFORD, FL 32771-1468          407-665-7506</p>																						
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 13-20-30-508-0000-008A          Owner: BRYAN-HENRY EULALEE          Mailing Address: 962 CANARY LAKE CT          City, State, Zip Code: SANFORD FL 32773          Property Address: 962 CANARY LAKE CT SANFORD 32773          Subdivision Name: WESTLAKE COLONY          Tax District: 01-COUNTY-TX DIST 1          Exemptions: 00-HOMESTEAD (2006)          Dor: 01-SINGLE FAMILY</p>	<p align="center"><b>2008 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market          Number of Buildings: 1          Depreciated Bldg Value: \$175,122          Depreciated EXFT Value: \$0          Land Value (Market): \$45,000          Land Value Ag: \$0          Just/Market Value: \$220,122          Assessed Value (SOH): \$176,707          Exempt Value: \$25,000          Taxable Value: \$151,707</p> <p align="center"><u>Tax Estimator</u>  <u>Tax Reform Calculator</u></p>																					
<p align="center"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>05/2005</td> <td>05758</td> <td>1151</td> <td>\$185,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>10/2002</td> <td>04542</td> <td>1658</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center"><u>Find Comparable Sales within this Subdivision</u></p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	05/2005	05758	1151	\$185,000	Improved	Yes	CORRECTIVE DEED	10/2002	04542	1658	\$100	Vacant	No	<p align="center"><b>2007 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$3,023          2007 Tax Bill Amount: \$2,177  <u>Save Our Homes (SOH) Savings:</u> \$846          2007 Taxable Value: \$147,397</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

Please provide the information as requested below in accordance with Ordinance No. 07-23:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: Eulakee BRYAN-HENRY  
Address: 962 CANARY LK CT  
City/Zip: SANFORD FL 32773  
Phone #: 407 330 4206

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Corporation: \_\_\_\_\_  
Officers: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Directors: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Shareholders: \_\_\_\_\_  
Address: \_\_\_\_\_

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: \_\_\_\_\_  
Trustees: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_

Beneficiaries: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_

(Use additional sheets for more space.)

**SEMINOLE COUNTY  
APPLICATION AND AFFIDAVIT**

For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: \_\_\_\_\_ Name of Partnership: \_\_\_\_\_  
Principal: \_\_\_\_\_ Principal: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: \_\_\_\_\_ Contract Vendee: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

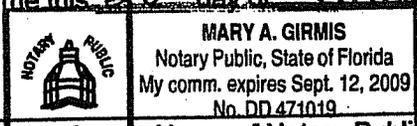
11/28/08  
Date

[Signature]  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me this 28 day of January, 2008 by Eula Lee

Bryan Henry  
[Signature]  
Signature of Notary Public



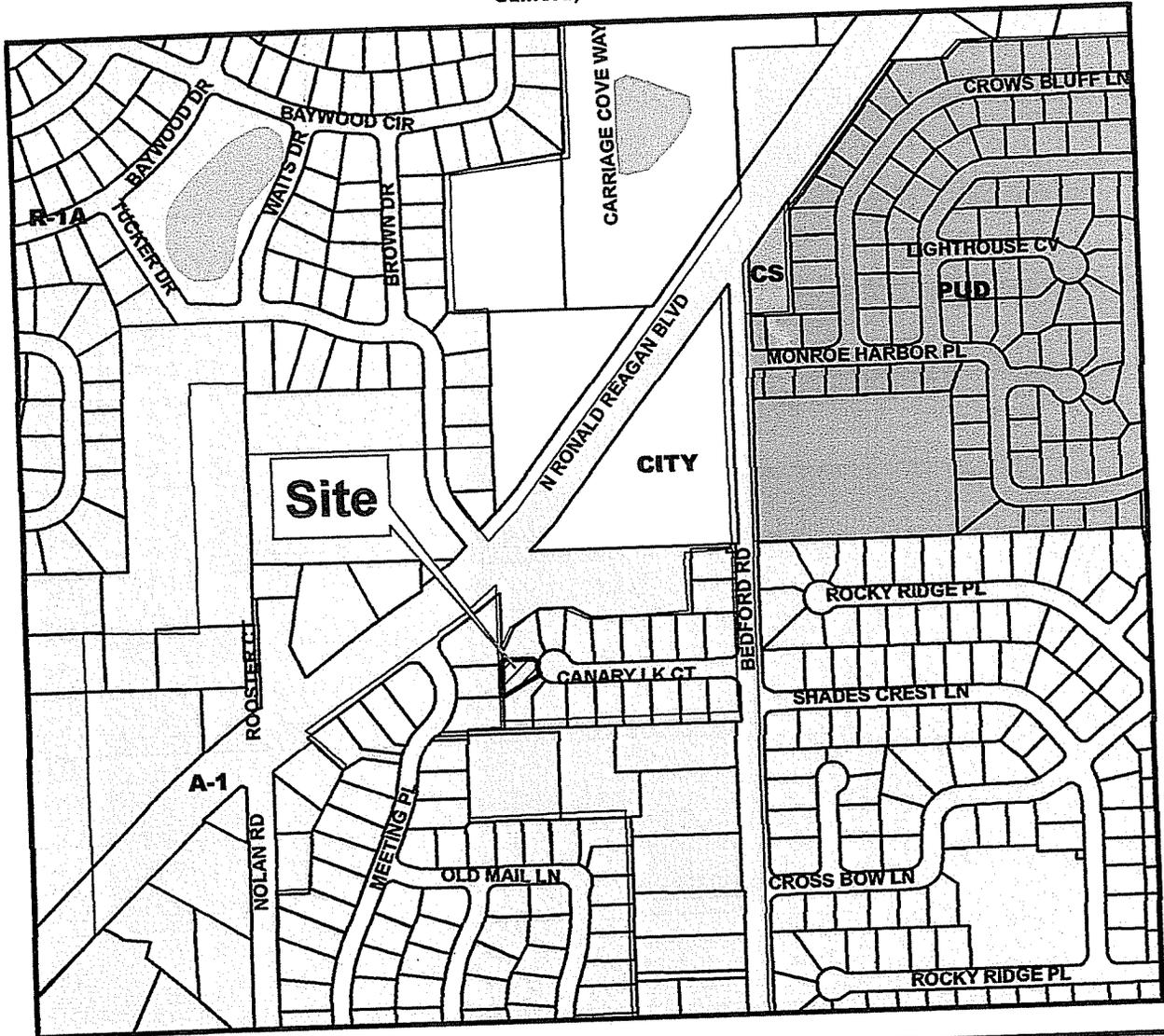
Print, Type or Stamp Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification  \_\_\_\_\_  
Type of Identification Produced Fl. Dr. Lic.

<b>For Use by Planning &amp; Development Staff</b>	
Date: _____	Application Number: _____



Eulalee Bryan-Henry  
962 Canary Lake Court  
Sanford, Florida 32773

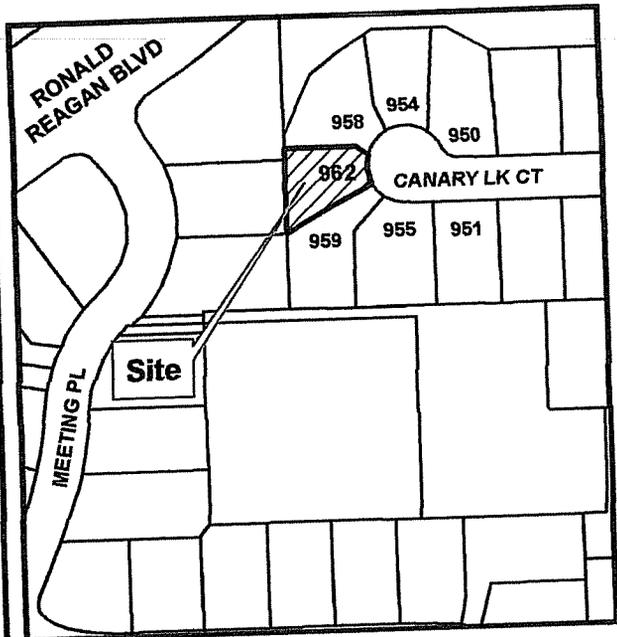


Seminole County Board of Adjustment  
March 24, 2008  
Case: BV2008-09 (Map 3105, Grid B2)  
Parcel No: 13-20-30-508-0000-008A

**Zoning**

-  BV2008-09
-  A-1
-  R-1A
-  CS
-  PUD

N  

JOB # \_\_\_\_\_

**BERNARD DUNCAN (D.B.A.)  
Dulando Screen & Awning, Inc.**

835 Sunshine Lane  
Altamonte Springs, Florida 32714  
Phone: (407) 862-6060 • Fax: (407) 862-1221



Date 1/18/08

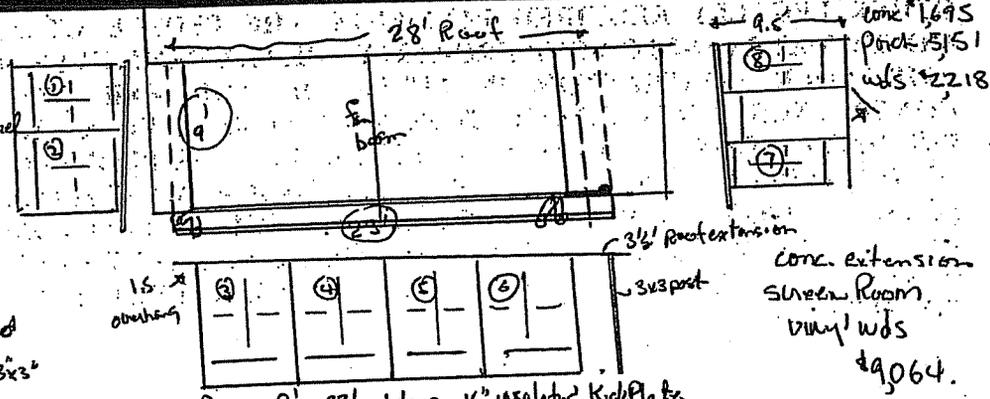
Customer: Eula Henry Legal \_\_\_\_\_  
Mail Address: 962 Canary Lake Cir Lot \_\_\_\_\_  
Job Address: Sanford FL 32733 Blk. \_\_\_\_\_  
Sub. \_\_\_\_\_

*includes standard permit*

*conc./screen room vinyl wds*

**JOB DESCRIPTION**

- SCREEN Mesh 1814
- Color Charcoal
- ROOF Type 3" insulated panel
- Size 10' x 28'
- Fan Beam one
- DOORS I.S. Swing \_\_\_\_\_
- O.S. Swing one 36"
- Pet Doors \_\_\_\_\_
- SPLASH Color Bronze
- Size 16" insulated
- POST Size 2x4" and one 3x3"
- Quantity each
- BEAM Size 2x4"
- GUTTER Color Bronze
- Size patio
- Downspout 2-3"x4"
- SCREEN FRAME Color Bronze
- CONCRETE Size 9' x 23'
- Finish Broom
- Footers \_\_\_\_\_
- Size \_\_\_\_\_



*Screen Room 9' x 23' 1 door, 16" insulated KidePlate and sabb fill 3" insulated Panel Roof 10' x 28' Patio Sutter drains 1 fan beam 1814 charcoal screen 8- 2 track horizontal sliding vinyl windows 1 2 track vertical door unit*

Total \_\_\_\_\_  
Less Down Payment \_\_\_\_\_  
Balance Due Upon Completion \_\_\_\_\_

*Balance Payable Upon Completion Unless Otherwise Specified*

**OWNER'S RESPONSIBILITY:** The owner agrees to assume responsibility for job location being within his property lines and not in violation of setbacks or other restrictions. The owner will provide adequate access to job site. Contractor has assumed electric current will be supplied by owner from existing outlet.

**MATERIALS:** The owners hereby covenant and agree that the title to the materials furnished which comprises a part of the subject matter of this contract shall remain in DuLando Screen & Awning, Inc., until the contract price and any extras is paid in full. The owners further covenant and agree that said material shall be deemed to be considered personal property although the said material may in some manner be affixed or attached to the real property within which the herein said material may be freely severed from the premises as any other personal by DuLando Screen & Awning, Inc., their successors and assigns.

**DEFAULT:** In the event the owner shall fail to make any payment when the same is due or any part thereof, or fail to perform fully and promptly any covenant or agreement herein set forth, they will pay to DuLando Screen & Awning, Inc., its successors or assigns, all costs and expense the said DuLando Screen & Awning, Inc., or its successors or assigns may thereby be put to, including a reasonable attorney fee. If the owners shall become bankrupt or be put into receivership, or fail to make any payment when due, or fail to perform any covenant herein contained, all sums then unpaid shall become due and payable upon written notice thereof by DuLando Screen & Awning, Inc., its successors or assigns.

**THIS AGREEMENT** shall be binding upon the heirs, administrators, executors, successors and assigns of the owners.

**WARRANTY:** DuLando Screen & Awning, Inc., warrants that all materials used in completing installation, contracted for herein will be of high quality and new, and that all work will be done in a workmanlike manner. Any breach therein, causing any substantial defects, shall be remedied without charge, providing written notice is given DuLando Screen & Awning, Inc., within one year of completion. It is agreed however, that no claim may be filed under this warranty and no obligations to make adjustment thereunder, will accrue until full indebtedness of the owner to DuLando Screen Awning, Inc., is paid. It is agreed by the owner that any claim either under this contract or under the warranty herei above set forth, shall be brought only in the appropriate court in Orange County, Florida.

**NOTICE TO BUYER:** (a) Do not sign this before you read it or if it contains any blank spaces. (b) You are entitled to an exact copy of which was delivered to and receipt is hereby acknowledged by buyer.

By signing, owner acknowledges reading the provision printed on reverse side of this job order.

Accepted \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Owner \_\_\_\_\_  
DuLando Screen & Awning, Inc.  
Submitted By [Signature]  
Owner \_\_\_\_\_  
Date Signed \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ Phone # 407-330-4206 Approved By \_\_\_\_\_

**WARRANTY**

All material and workmanship performed by DuLando Screen & Awning, Inc., is warranted for one full year, from date of invoice against any defective material or workmanship. Due to Florida's unique soil conditions, settling of the deck is a common occurrence. If stress or hairline cracks appear, they are not covered under warranty. These are beyond our control. Deck cracks that exceed the following: Maximum allowable horizontal or vertical separations should not exceed 1/8 inch unless at expansion joints where horizontal and vertical separation of up to 1/4 inch are acceptable. Homeowner is responsible for any utilities or irrigation relocation.

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On March 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BEG SE COR OF LOT 9 RUN S 48 DEG 34 MIN 36 SEC W 46 FT S 75  
DEG 44 MIN 18 SEC  
W 68.35 FT N 02 DEG 41 MIN 29 SEC W 95 FT N 87 DEG 17 MIN 20 SEC  
E 93.9 FT S 47 DEG 42 MIN 40 SEC E 14.42  
FT SLY ON CURVE TO BEG WESTLAKE COLONY PB 58 PG 52 & 53

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### FINDINGS OF FACT

**Property Owner:** Eulalee Bryan-Henry  
962 Canary Lake Court  
Sanford, Fl. 32773

**Project Name:** Canary Lake Court (962)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 21.92 feet for a screen room in R-1A (Single Family Dwelling District)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

**Order**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

a. The variance granted will apply only to the screen room as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:



**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On March 24, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

BEG SE COR OF LOT 9 RUN S 48 DEG 34 MIN 36 SEC W 46 FT S 75 DEG 44 MIN 18 SEC  
W 68.35 FT N 02 DEG 41 MIN 29 SEC W 95 FT N 87 DEG 17 MIN 20 SEC  
E 93.9 FT S 47 DEG 42 MIN 40 SEC E 14.42  
FT SLY ON CURVE TO BEG WESTLAKE COLONY PB 58 PG 52 & 53

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** Eulalee Bryan-Henry  
962 Canary Lake Court  
Sanford, Fl. 32773

**Project Name:** Canary Lake Court (962)

**Requested Development Approval:**

Request for a rear yard setback variance from 30 feet to 21.92 feet for a screen room in R-1A (Single Family Dwelling District)

The Development Approval was sought to construct a screen room. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

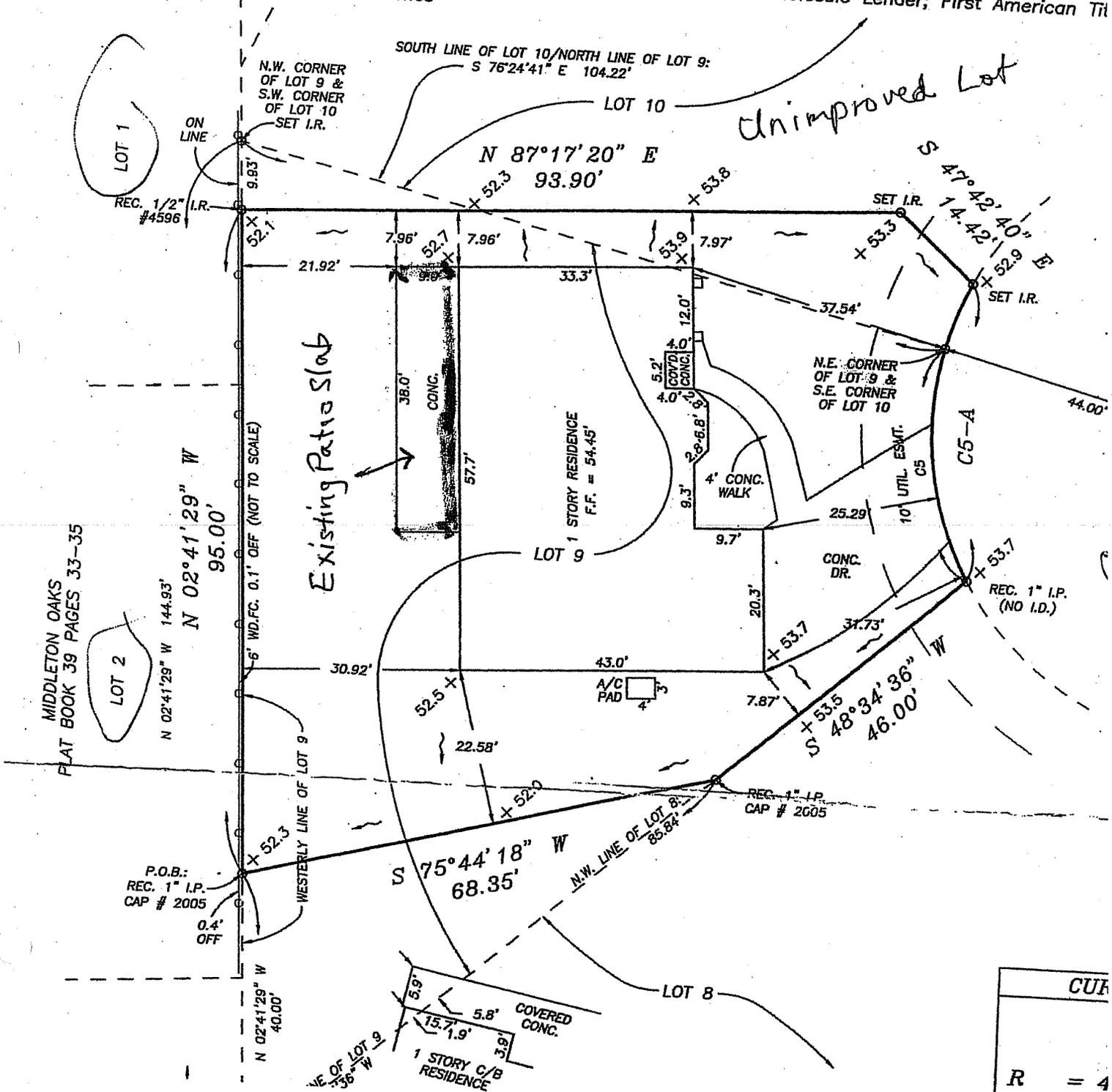
WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: \_\_\_\_\_

**DESCRIPTION AS FURNISHED:** That part of Lots 9 and 10, WESTLAKE COLONY recorded in Plat Book 58, Page 33-35 of Seminole County, Florida, being more particularly described as: Commencing at the most Southerly corner of Lot 9, run N 87°17'20" E, 41'29" W, 40.00 feet along the Westerly line of said Lot 9 for a Point of Beginning; thence continuing N 87°17'20" E, 14.42 feet to a point on the Easterly line of said Lot 9 run N 87 degrees 17'20" E, 14.42 feet to a point on the Easterly line of said Lot 10, WESTLAKE COLONY, said point being a Tangent Bearing of S 27 degrees 47'49" W run Southerly 44.2 feet along the Westerly line of said Lot 10, WESTLAKE COLONY, said point being a Tangent Bearing of S 27 degrees 47'49" W run Southerly 44.2 feet through a central angle of 57 degrees 33'49" to the most Easterly corner of said Lot 9, WESTLAKE COLONY, said point being a Tangent Bearing of N 29 degrees 46'01" W, run S 48 degrees 34'36" W, 46.00 feet along the Southerly line of said Lot 9, WESTLAKE COLONY, said point being a Tangent Bearing of N 29 degrees 46'01" W, run S 48 degrees 34'36" W, 46.00 feet to the Point of beginning.

**UNDARY SURVEY FOR / CERTIFIED TO:** Eulalee Bryan-Henry; Americas Wholesale Lender; First American Title Insurance Agency, Inc.; Manor Homes



CUR
R = 4